



SAN DIEGO STATE
UNIVERSITY

Research Foundation

NARRATIVE INFORMATION SHEET
Assessment Coalition Proposal
San Diego State University Research Foundation (FY2021)

1. Applicant Identification

San Diego State University Research Foundation
5250 Campanile Drive
San Diego, CA 92182-1931

2. Funding Requested

- a. Assessment Grant Type: Coalition
- b. Federal Funds Requested
 - i. \$600,000
 - ii. This is a Coalition Assessment Grant proposal; thus, we do not request a Site-specific Assessment Grant waiver.

3. Location

- a. National City
- b. San Diego County
- c. State of California

4. Property Information for Site-Specific Applications

Not applicable

5. Contacts

- a. Project Director:

Jessica Barlow
Professor and Executive Director
Center for Regional Sustainability
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1623
619-594-3807
jbarlow@sdsu.edu
- b. Chief Executive/Highest Ranking Elected Official:

Michele Goetz
Associate Vice President and CEO
San Diego State University Research Foundation
5250 Campanile Drive
San Diego, CA 92182-1931
619-594-5731
sdsurfawards@sdsu.edu



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6. Population

National City population: 60,896

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1-2
The priority site(s) is in a federally designated flood plain.	1-2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	1-2
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. Letter from the State or Tribal Environmental Authority

Please see enclosed letter from Maryam Tasnif-Abbasi, Brownfields Development Manager of the California Department of Toxic Substances Control, which is also a Coalition member on this Coalition Assessment Grant.



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

October 19, 2020

STATE OF CALIFORNIA ACKNOWLEDGMENT FOR BROWNFIELDS COALITION ASSESSMENT APPLICATION FOR THE SAN DIEGO STATE UNIVERSITY RESEARCH FOUNDATION AND CONFIRMATION OF INTENT TO SERVE AS COALITION MEMBER

Dear Ms. Emeric-Ford:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency, is the primary brownfield regulatory agency in California. On behalf of California's people and environment, we are pleased to acknowledge and support the San Diego State University (SDSU) Research Foundation's application for a US Environmental Protection Agency (US EPA) Coalition Assessment Grant.

DTSC also confirms its intent to serve as a coalition member for this Coalition Assessment Grant, along with the City of National City. DTSC is the primary regulatory agency in California, leading the effort to resolve blight and return brownfields to productive use. As an agency, we have the expertise to provide technical support in the matter of brownfields identification and inventory, environmental investigation and cleanup, and community engagement and support. We also have a proven history of successful and productive USEPA grant management. DTSC will support SDSU in all these areas and hope to contribute to the success of this grant.

We strongly and unequivocally support SDSU's application for a Coalition Community-Wide Assessment Grant of \$600,000 to address the community within and around the City of National City, California (the City). A particular focus of this project is to identify and prioritize sites with hazardous substance contamination in the area, particularly those located within federally-designated Qualified Opportunity Zones, including 5 Priority Sites within the National City community, over which the City has jurisdiction, and which are important to the community's livability, quality of life, and economic development goals. The proposal strategically aims to bring together coalition members and partner organizations to conduct 24 Phase I and 8 Phase II environmental site assessments of prioritized sites within and around the City (including the 5 Priority Sites), and to carry out remediation and redevelopment planning activities for those sites. In addition, SDSU, in collaboration with coalition members, will identify, inventory, and map additional sites via a detailed study of historical dry-cleaning locations in and surrounding National City for which additional Phase I and Phase II environmental site assessments may be conducted.

A particularly novel aspect of this Coalition Assessment Grant Proposal is the addition of interdisciplinarity and enormous capacity by engaging SDSU students through the SDSU Sage Project, which is a replication of the internationally-recognized Educational Partnerships for Innovation in Communities (EPIC) Model of campus-community partnership. This partnership model leverages existing university resources by connecting university faculty and their courses from across campus with projects in the community. Sage already has a strong relationship with the City of National City, having partnered with them and community organizations within the city on dozens of projects since 2013, engaging nearly 2,000 students to dedicate tens of thousands of hours of effort toward dozens of projects aimed at improving quality of life in the National City community.

Together with the coalition members and other participating partner organizations, SDSU will engage faculty and their students from up to 10 courses from diverse disciplines per academic year to participate in the proposed project, starting in the Fall of 2021. They will work with partner organization staff, professional consultants, and, perhaps most importantly, community stakeholders, to assist with site identification, Phase I and Phase II site assessments, conduct community outreach, propose planning for cleanup and reuse of the newly identified sites, and inform the City's plans for the existing and newly identified sites.

What is especially exciting about this proposed project is that it may also serve as a model engaging large numbers of students on future brownfields projects as a means for leveraging existing resources to increase capacity and community involvement through the use of the EPIC Model. This model may also provide new opportunities to engage with, train, and develop the next generation of environmental practitioners. Specifically, SDSU's Sage Project could also extend this model of partnership on brownfields assessments with other communities in the Southern California region, particularly those smaller municipalities with limited resources. Similarly, other EPIC programs throughout California and the U.S. will have an example to follow for replicating similar work with their own local communities.

We look forward to the possible award of the USEPA grant to our coalition. DTSC stands ready to provide the necessary technical support and regulatory oversight, as needed, for projects and sites that are covered by the grant. If you need further information or assistance regarding specific brownfield sites, or any of the DTSC's brownfield programs, please feel free to contact me at Maryam.Tasnif-abbasi@dtsc.ca.gov.

Sincerely,



Maryam Tasnif-Abbasi
Brownfields Development Manager
Site Mitigation and Restoration Program
Department of Toxic Substances

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a.i. Background and Description of Target Area. The Target Area, National City (the City), CA, is an urban community in San Diego County with a population of 60,896,¹ and a population density of 6,677/mi² within the 9.12mi² city boundary. Located 5mi south of downtown San Diego and 8mi north of the US-Mexico border, the City is adjacent to the City of San Diego to the north and east, the City of Chula Vista to the south, unincorporated areas to the south and southeast, and San Diego Bay to the west. The City is transected by Interstates 5 and 805, Highway 15, and State Route 94. Nearly 35,000 vehicles/hr pass through the City on Interstates 5 and 805 during peak travel hours each day. These are the two major freeways leading to/from the US-Mexico border, and they are used to transport hazardous materials from suppliers to users. The freeway system has impacted the City's development patterns which include a mix of industrial, commercial, and residential activities. The City, which is almost built out, has long been home to large-scale industry, due in part to its location as the first site of the transcontinental railroad depot and its proximity to and relationship with the Port of San Diego. Industrial business activities in the port area include the 135-acre National City Marine Terminal and the largest US Navy installation on the West Coast. The Marine Terminal is the most advanced vehicle import and export facility on the West Coast, processing >270,000 vehicles/yr. The City's long history of industrial activity, its proximity to multiple freeways, and its mixed, and at times incompatible, land uses have created multiple pathways for environmental contamination making the need for environmental assessment and planning critical to the future of the community. The City is home to 369 facilities with County environmental health hazardous material permits.² As well, many homes in older parts of the City, particularly those in Qualified Opportunity Zones (OZs), are adjacent to sites of industrial and commercial businesses using or storing hazardous materials. Blighting conditions, including unsafe/unhealthy buildings, depreciated property values, abandoned buildings, vacant lots, abnormally low lease rates, overcrowding, and a high crime rate that threatens public safety, are still pervasive in areas of the City. This Coalition between **San Diego State University (SDSU)**, the **City of National City (the City)**, and the **California Department of Toxic Substances Control (DTSC)** will conduct an assessment of brownfield sites in National City to determine threats to public health, and to conduct remediation and reuse planning for redevelopment of those sites, to provide new housing, commercial, recreational, and mixed-use developments and energy efficient strategies for the community.

1.a.ii. Description of Priority Brownfield Sites. Five Priority Sites have been identified, and are located within or adjacent to OZs in census tracts 6073011801, 6073011700, and 6073003111. The **Former Education Center** and **Steamed Bean**, at 921 and 929 National City Blvd., respectively, in a blighted area of downtown National City, will bring new commercial and/or residential uses with a focus on mixed-use development. Both parcels have been vacant for 13 years. There is concern of contamination due to an adjacent historic dry cleaner. **Lamb's Theatre**, 500 Plaza Blvd., is planned for a new or rehabilitated performing arts center. The property was originally built and renovated for use as a performance venue from 1978 to 1994. In 2015, a fire heavily damaged the building interior. Subsurface conditions have not been assessed, and a 2006 building code inspection revealed multiple code violations, including the possibility of lead paint and asbestos. Development at this site will enhance creation of a walkable and transit-oriented neighborhood. **A Avenue Parcel**, 1028 A Ave., is in a blighted area of the central business district ideal for new residential use within close proximity to public transportation. This vacant lot is in a formerly industrial neighborhood, near auto shops. The **Welding Shop**, 140 W 18th St., adjacent to Paradise Creek, is on a federally-designated flood plain. The property will serve as expanded natural vegetation along Paradise Creek, green infrastructure including a community garden, and pedestrian and bicycle pathways for access to adjacent Paradise Creek Educational Park, which includes an educational native plant walk with interpretive signage, a community garden, bioretention areas for treatment of urban storm water runoff, and a cistern to

¹ Retrieved 10/9/2020 from Table DP05 of the 2018 American Community Survey 5-Year Estimates, <http://data.census.gov>.

² County of San Diego, [2017 San Diego County Multi-Jurisdictional Hazard Mitigation Plan](#)

Acronyms: ABCA = Analysis of Brownfields Cleanup Alternatives; ACRES = Assessment, Cleanup, & Redevelopment Exchange System; BAC = Brownfields Advisory Committee; CA = California; CAP = Climate Action Plan; CEP = Community Engagement Plan; Co-DI = co-director; DI = director; DSPA = Downtown Specific Plan Area; DTSC = Department of Toxic Substance Control; EPA = Environmental Protection Agency; EPIC = Educational Partnerships for Innovation in Communities; ESA = environmental site assessment; OZ = Opportunity Zone; PM = Sage Project manager; SDSU = San Diego State University

collect and recycle rainwater. There is suspected contamination (lead and volatile and semi-volatile organic compounds) that may have migrated from a previous, adjacent welding shop.

1.b.i. Reuse Strategy and Alignment with Revitalization Plans. Downtown National City is ripe for development and the City will build up to 5,500 dwelling units in a 30-block radius a half-mile from public transit. The City has already invested over \$20 million in public improvements Downtown and is looking to the private sector to develop housing and commercial uses to match the progressive vision of the *Downtown Specific Plan Area* (DSPA), which guides smart growth and revitalization through encouraging and facilitating appropriate development, enhancing the public realm, improving mobility, managing parking, providing a more streamlined development process, and preserving historic and character-defining buildings. The City has also instituted density bonuses programs and form-based code in the DSPA, allowing flexibility for developers to change their project according to market conditions. It is consistent with the City's *General Plan* and *Climate Action Plan* (CAP), recognizes changes in retail viability and shopping patterns, adapts to parking and mobility trends, and adjusts to the City's changing demographics while protecting residents. The Former Education Center, Steamed Bean, and A Avenue Parcel are located in the DSPA. The Welding Shop, near the DSPA, will help alleviate environmental concerns associated with flooding and enhance circulation around Paradise Creek Educational Park; and Lamb's Theater is part of the National City *Redevelopment Project Area*. Because environmental conditions at each site are unknown, it is hard to attract development. Attention to these Priority Sites will bring development to critical portions of historically relevant neighborhoods. Environmental assessment and redevelopment of the sites will help the City meet simultaneous goals of mixed use and transit- and pedestrian-oriented development in and near OZ areas. EPA funds will be used to complete Phase I and Phase II environmental site assessments (ESAs) and remove market uncertainty associated with the sites. Reuse planning will also push the City forward on its CAP, which guides development in the City: specifically, the City is committed to encouraging private development projects to exceed energy efficiency requirements by providing technical assistance, financial assistance, and other incentives.³

1.b.ii. Outcomes and Benefits of Reuse Strategy. The 5 Priority Sites were selected for their locations within or adjacent to OZs to maximize leveraging opportunities and their potential for historic rehabilitation and for benefit to historically disadvantaged neighborhoods. The City has envisioned a future for these sites through the abovementioned plans. The Priority Sites are not fit for reuse, but we will encourage waste diversion during demolition and redevelopment. The DSPA is expected to grow by about 4% in the next 5 years, and redevelopment of these sites will contribute to the new housing units approved in the Downtown Specific Plan. The CAP encourages private development projects to exceed California energy efficiency requirements and will ensure that reuse will maximize use of renewable energy and low-carbon technologies including small-scale wind and solar energy. Environmental investigation and redevelopment of the Priority Sites will spur investment in new affordable and market-rate housing, jobs, and mixed-use developments near transit, in line with the City's General Plan goals. The Bay Marina Hotel, Southwestern College, and Paradise Creek Educational Park are 3 examples of Brownfields redevelopment projects the City completed via cooperation with EPA funding streams.

1.c.i. Resources Needed for Site Reuse. The Coalition partners are eligible to receive funding to carry out assessment, cleanup, planning and reuse. EPA, DTSC, and State Water Board funds will be used for additional assessments and cleanup. The City will make these sites shovel-ready to best attract private investment for redevelopment and reuse in OZs and OZ-adjacent areas. The Downtown Specific Plan has already undergone NEPA-equivalent review; thus, development in line with Specific Plan policies will avoid time-intensive environmental review processes, which is another incentive for investment in projects at these sites. With sites in OZs, there is added potential to attract investment in these economically disadvantaged areas due to federal tax incentives and policies associated with the 2017 Tax Cuts and Jobs Act. The City

³ National City Climate Action Plan, adopted May 2011: <https://www.nationalcityca.gov/home/showdocument?id=23170>

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can also leverage State financial resources associated with state infill incentives and infrastructure financing for community planning efforts and provision of affordable housing, as appropriate. The Coalition and their Project Partners (Section 2, Table 2) have experience in securing both state and federal grant monies. The City has relied on funds from Housing and Urban Development, Community Development Block Grant, and US Department of Transportation Office for Transportation Security to perform capital improvements over the past 5 years.

1.c.ii. Use of Existing Infrastructure. The 5 Priority Sites are in areas with existing access to City water, sewer, gas, and electricity service. The City already transformed 8th St. from a four-lane arterial into a two-lane community corridor and improved pedestrian conditions at the intersection of A Ave. and National City Blvd., providing the requisite street infrastructure to support revitalization plans (Section 1.b.i). Redevelopment of the Sites will continue to enhance use of these completed infrastructure improvements. The City also successfully piloted an amortization program to relocate incompatible industrial uses in the Westside Specific Plan Area near the Welding Shop, and this pilot could be extended to other neighborhoods including the DSPA. There are currently no critical infrastructure needs; as needs arise; the City will seek funding from resources noted in Section 1.c.i.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a.i. The Community's Need for Funding. The City has a widening budget deficit due to sales tax revenue stagnation; personnel expenses, especially pension costs, increasing much faster than revenues; and \$2 million of annual capital improvement projects outlay, which is higher than previous years.⁴ Table 1 provides economic data for the City versus county, state, and national levels. National City is a low-income community, with median income only 60% and 65% of the county and state, respectively. Almost 20% of residents live in poverty, and 14% of households earn less than \$15,000 per year. The 4% unemployment rate is comparable to the County and somewhat lower than that of the state. The City has a 35% owner-occupied housing rate (vs. 53% for county, 57% for state, 64% for US). Without grant funds, the community simply does not have resources to address brownfields for redevelopment. The DTSC relies on fees to fund agency oversight needed for this Project, and SDSU lacks resources to be able to carry out this work alone.

Table 1. Economic Data for National City (ACS 2018 5-Year Estimates)⁵

	City	County	State	US
Median household income	\$46,032	\$74,855	\$71,228	\$60,293
Households earning <\$15,000/yr	14%	8.1%	9.5%	10.9%
Poverty rate (individuals)	19.9%	12.5%	11.8%	12.3%
Unemployment rate	4.0%	4.0%	4.2%	3.7%
Owner-occupied housing unit rate	34.8%	53.1%	54.6%	63.8%

2.a.i.1. Threats to Sensitive Populations: Health and Welfare of Sensitive Populations. Most of National City residents are members of sensitive and/or minority populations. Approximately 64% of residents are Hispanic, 21% Asian (mostly Filipino), and 6% African American.⁶ Over 25% of National City residents have limited English proficiency (vs. 9% in US), and 26% of residents over 25 years of age have less than a high school education (vs. 12% in US).⁷ Approximately 45% of National City households are single-parent households with children under 18 years of age (vs. 28% in the county), 78% of which are female single-parent households. Over 50% of National City households have housing costs at 30% or more of their income and are rent burdened, and around 17% of households are on food stamps (vs. 7% in the county).⁸ The commu-

⁴ National City Fiscal Year 2020 Adopted Budget, <https://www.nationalcityca.gov/home/showdocument?id=23156>

⁵ Retrieved 10/8/2020 from Table DP03 of the 2018 American Community Survey 5-Year Estimates, <http://data.census.gov>

⁶ Retrieved 10/9/2020 from Table DP05 of the 2018 American Community Survey 5-Year Estimates, <http://data.census.gov>

⁷ Retrieved 10/9/2020 from Table S0501 of the 2018 American Community Survey 5-Year Estimates, <http://data.census.gov>

⁸ Retrieved 10/9/2020 from [2017 San Diego County Demographic Profiles](#)

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nity is affected by disproportionate health (Section 2.a.i.2) and welfare concerns related to poverty, large homeless populations, and relatively high unemployment.⁹ This grant will allow the Coalition to address these health and welfare disparities by conducting a comprehensive inventory of brownfields in the City and in surrounding OZs, which will allow for identification and prioritization of sites in OZs and other vulnerable communities. The grant will also allow for Phase I and II ESAs to identify contaminants and exposure risks associated with prioritized sites. Remediation and reuse planning will address housing and food insecurity through increased access to affordable housing and improvements to recreation and public health through expanded access to green spaces, active transportation, and healthy food. Finally, funds will allow for significant engagement, collaboration with, and input from the community through diverse activities involving SDSU students, residents, and partner organizations.

2.a.i.2. Threats to Sensitive Populations: *Greater Than Normal Incidence of Disease and Adverse Health Conditions.* Around 14% of National City residents lack health insurance, (vs. 9% at county, state and US levels).¹⁰ Exposure to suspected contaminants on Priority Sites are linked to disproportionately higher rates of asthma emergency department (ED) and hospital discharge; diabetes death, ED and hospital discharge; heart disease death, ED and hospital discharge; and breast and lung cancer deaths compared to county levels.¹¹ For asthma ED discharge, the age-adjusted rate of occurrence per 100,000 people in National City is 578, compared to 274 for the County. African American, Hispanic, and Asian/Pacific Islander residents in the community are disproportionately affected by these conditions compared to county rates. African Americans, for instance, have asthma ED discharge rates (1,083 per 100,000) almost double that of Whites in the City. Currently, National City also has the highest rate of COVID-19 cases per 100,000 people in the County.¹² The City has suffered a disproportionate burden of environmental harm and is now up against additional health and economic risks associated with the pandemic. This grant will be used to identify potentially hazardous sites in the City, its OZs, and surrounding OZ neighborhoods which are burdened by environmental and associated health risks. Identification of these hazardous sites is a critical first step towards remediation and redevelopment in these communities of environmental justice concern. ESAs will guide transition of the neighborhoods to more equitable and sustainable uses. Focusing reuse efforts on increasing access to green spaces, walkable environments and transit-oriented development will help to decrease greenhouse gas emissions and increase opportunities for recreation, active transportation, and overall healthier lifestyles for National City residents.

2.a.i.3. Threats to Sensitive Populations: *Disproportionately Impacted Populations.* As described above, the community is disproportionately impacted by numerous economic and health disparities as compared to county, state, and national levels. As well, the community is at higher risk of exposure to a broad range of pollution sources, particularly due to the City's built-out status, as well as its proximity to several major highways, port and military industry, and one of the busiest land border crossings in the world. The passage of Prop 13 in 1978 has had lasting impacts on the City's tax revenue stream from residential sites. The EPA's EJSCREEN Tool¹³ shows census tracts located partially or entirely in National City rank in the 70th %ile or higher for 10/11 environmental justice indices. National City neighborhoods have among the highest levels of pollution burden in the region, with the neighborhoods closest to the port industry and Downtown occurring in the 90-100th %ile, per CalEnviroScreen.¹⁴ This grant will allow for identification, prioritization, and planning for reduction of environmental justice threats by focusing on opportunities for new housing, commercial use, mixed use developments, increased green spaces, and energy efficient strategies to improve quality of life in the most heavily impacted areas. The redevelopment and reuse strategies for the prioritized sites will transform vacant and unused brownfield sites into enhanced revenues flow, and will change

⁹ Retrieved 10/18/2020 from <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>

¹⁰ Retrieved 10/9/2020 from Table S2701 of the 2018 American Community Survey 5-Year Estimates, <http://data.census.gov>

¹¹ Retrieved 10/12/2020 from <http://HealthDAT.org>, which provides neighborhood-specific data for San Diego County

¹² Retrieved 10/9/2020 from [County of San Diego Daily Coronavirus Disease 2019 \(COVID-19\) Summary of Cases by City of Residence](https://ejscreen.epa.gov/mapper/)

¹³ <https://ejscreen.epa.gov/mapper/>

¹⁴ Retrieved 10/18/2020 from <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>

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existing land use patterns in order to reduce the disproportionate environmental burdens on National City residents and ameliorate incompatible land uses.

2.b.i and ii. Project Involvement and Project Roles. The Coalition's approach will be comprehensive, with a wide range of activities and opportunities for engagement. The approach will add interdisciplinarity and capacity by engaging hundreds of SDSU students through the SDSU Sage Project, a replication of the internationally-recognized Educational Partnerships for Innovation in Communities (EPIC) Model of campus-community partnership. Sage leverages existing university resources by connecting SDSU faculty and students to community projects. Sage has partnered with the City on projects since 2013, bringing 2,000 students from 30 disciplines together to dedicate thousands of hours on projects to improve National City. We will build upon these strong ties between SDSU, DTSC, the City, the community, and our Project Partners (Table 2). A representative from each Project Partner organization will serve on our Brownfields Advisory Committee (BAC; Section 4.a) and will be part of the Project as described in Table 2. Each BAC member will have an active role in the decision-making related to site selection, cleanup, and reuse planning of the prioritized sites. The Sage Project will engage SDSU faculty and students from up to 10 courses/yr from diverse disciplines to participate in 5 of the 6 proposed Tasks (Section 3.a) by assisting the Coalition and Project Partners with site inventories, ESAs, community engagement and outreach, and remedial and reuse planning.

Table 2. Project Partners

Organization and Point of Contact	Specific Involvement in the Project
A Reason To Survive (ARTS), James Halliday, (b) (6)	ARTS will host community meetings and will participate in planning for creation of recreational/green spaces.
BrightSide Produce San Diego, Iana Castro, 619-594-6426, brightside.crs@sdsu.edu	BrightSide will assist with communication to the community and business owners about healthy food access.
County of San Diego Community Health Program, Tina Emmerick, 619-210-9788, Tina.Emmerick@sdcounty.ca.gov	The County will assist with communication to community members about healthy lifestyles and eating habits.
National City Chamber of Commerce, Jacqueline Reynoso, 619-477-9339, reynoso@nationalcitychamber.org	The Chamber has a robust marketing outreach to local businesses and will assist with outreach efforts to attract businesses.
National City Chamber Foundation (NCCF), Carlos Solorio, (b) (6)	The Foundation will host meetings to engage community members and local businesses on the Project.
Olivewood Gardens and Learning Center, Jen Nation, (b) (6)	Olivewood will assist with communication to community members about healthy food access via urban gardens.
Port of San Diego, Dukie Valderrama, 619-952-1990, rvalderrama@portofsandiego.org	The Port will assist with outreach efforts and infrastructure planning.
San Diego Regional Climate Collaborative, Christiana DeBenedict, (b) (6), cdebenedict@sandiego.edu	The Collaborative partners with academia, non-profit organizations, businesses to identify strategies to reduce greenhouse gas emissions, and will assist with outreach.
Sweetwater Authority, Tish Berge, (b) (6)	Sweetwater will assist with outreach and infrastructure planning.
Urban Land Institute, Chris Clark, (b) (6)	ULI will assist with remediation and reuse planning and outreach to developers.

2.b.iii. Incorporating Community Input. At the start of Year 1, the BAC will work with Key Staff (Section 4.a) and Project Partners to create a Community Engagement Plan (CEP) for BAC quarterly meetings, City-hosted community breakfasts, and meetings hosted by ARTS and NCCF. The CEP will include a plan for creating public announcements for community meetings and sharing of educational materials related to the Project and goals for prioritized sites. In Year 1, meetings will be at the Martin Luther King Jr. Community Center, centrally located in the OZs and within walking distance to ARTS, NCCF, and public transit. If, due to COVID health restrictions, meetings must be outdoors (which is possible year-round due to the region's mild climate), adjacent

Kimball Park can be used. As additional brownfield sites from the inventory (Task 2) are identified, Year 2 and 3 meetings will be held in neighborhoods near those new sites. Educational materials and presentations will focus on the importance of brownfields remediation, and the meetings will solicit input from residents about goals for reuse of prioritized sites (Task 6). The meetings and associated materials created for the community will focus on guiding principles derived from the City's General Plan: 1) smart growth, 2) quality of life, 3) health and safety, 4) education, and 5) economic development.¹⁵ Accommodations will be provided for those with disabilities and with limited English proficiency. All meetings will be open to the public and attended by the BAC, and will comply with local health orders related to COVID-19. If in-person and/or outdoor gatherings are not possible due to public health restrictions, virtual meetings will be held through a variety of digital platforms (Zoom, Facebook, YouTube). Content will be made available to the community and shared widely and regularly via social media, quarterly newsletters, City and SDSU websites, and US Mail. Community input about the prioritized sites will be solicited at the meetings (whether in-person or virtual) and via the newsletters, websites, and social media, and community members will be able to provide their input via question and answer sessions, online and hardcopy surveys, and focus groups across the 3 years of the Project. The input will be reviewed at each BAC meeting and will be aggregated and shared back to community members through the same channels mentioned above, and will be incorporated into remediation and reuse planning activities and recommendations (Tasks 4, 6) in order to guide redevelopment of those sites. Community members will be kept informed about Project progress and provide input on remedial and reuse planning and decision-making for prioritized sites for the duration of the Project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs. The list of *Project Outputs and Schedule* for each Task and Output is in *Table 3*. The 6 Project Tasks and Activities are summarized below and include details about *Project Implementation*, *Task/Activity Leads*, and *Outputs*. In-kind activities that will not be charged to the grant include time and effort by 1) SDSU instructors (approximately 10/yr) who involve their classes in the Project (Tasks 2-6), and 2) City staff, who will attend and host community and BAC meetings. Other in-kind resources include the use of SDSU's site licenses for ArcGIS, Adobe Creative Cloud, Zoom, and webhosting.

Task 1 - Project Management and Reporting involves Project management and reporting activities: 1) quarterly progress reporting (QPR); 2) Disadvantaged Business Enterprise (DBE), Women Business Enterprise (WBE), and Minority Business Enterprise (MBE) reporting; 3) Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates, as needed ; 4) completion of the Final Report; and 5) attendance to 2 Brownfields Conferences by 2 SDSU and 2 City staff.

Task Lead/Roles: The Director (DI; Barlow) and Co-Director (Co-DI; Swayne) will be responsible for tracking progress on, completion of, and compliance with all programmatic, budgetary, and administrative requirements. The Sage Project Manager (PM; Patrón) and the Contractor will assist with administrative activities and reporting, respectively.

Task 2 - Inventory and Site Selection will involve generation of an inventory of brownfield sites, to include the entire 9.12mi² of the City, and in OZs in adjacent San Diego communities of Barrio Logan, Encanto, and Southeastern San Diego, which, due to proximity, have potential to impact the health of National City residents. At inventory completion, the BAC will identify and prioritize sites in National City OZs with the greatest negative impact on the community, and/or with the greatest potential for redevelopment as defined by community priorities. SDSU Sage Project classes will complete the inventory, to be linked to existing parcel data and the City's geographic information system (GIS), to aid remedial and reuse planning and analysis. **Task Lead/Roles:** The PM will coordinate participation of 2 Sage Project classes to complete the inventory, to include liaising with instructors, arranging site visits and COVID-19 safety protocols, managing flow of information and data, and ensuring timely delivery of GIS files and reports by student assistants from each class who serve as class leads. The DI and Co-DI will liaise with the

¹⁵ *National City General Plan*, adopted June 7, 2011: <https://www.nationalcityca.gov/home/showdocument?id=25124>

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PM and BAC to coordinate transfer of data files and prioritization of sites.

Task 3 - Phase I and II ESAs will involve completion of 24 Phase I and 8 Phase II ESAs on the 5 Priority Sites identified in section 1.a.ii and newly prioritized sites as determined by the BAC (Task 2). Phase I ESAs will comply with ASTM E1527-13 Standard and All Appropriate Inquiry (AAI) Final Rule. Phase II ESAs will comply with standard industry practice. Preliminary Phase I work will be completed by 12 Sage Project classes (4/yr) with oversight by the Contractor. This will also include 1) preparation of a quality assurance project plan (QAPP), to be approved by EPA prior to initiation of any Phase I or II work; and 2) preparation of sampling and analysis plans (SAPs) and a health and safety plan (HASP) for Phase II ESAs by the Contractor. **Task Lead/Roles:** The PM will coordinate participation of 12 Sage courses to conduct preliminary work for Phase I ESAs, to include liaising with instructors, arranging site visits and COVID-19 safety protocols, managing flow of information and data, and ensuring timely delivery of preliminary reports from each class. The DI, Co-DI and BAC will work with the Contractor to obtain access agreements, complete and review the Phase I and II ESAs, QAPP, SAPs, and HASP.

Table 3. Project Outputs and Schedule by Fiscal Year and Quarter

Tasks	Outputs	FY 2021				FY 2022				FY 2023				'24
		1	2	3	4	1	2	3	4	1	2	3	4	1
1 Oversight & Reporting	12 Quarterly reports													
	2 Brownfields Confs													
	8 DBE, MBE, WBEs													
	ACRES (as needed)													
	1 Final Report													
2 Inventory & Site Selection	2 SDSU classes													
	Inventory: GIS													
	Inventory report													
	Site prioritization													
3 Ph I & PhII ESAs	12 SDSU classes													
	24 PhI ESAs													
	1 QAPP													
	8 SAPs													
	8 PhII ESAs													
	1 HASP													
4 Remedial Planning	6 SDSU classes													
	8 ABCA reports													
5 Community Engagement	1 CEP													
	9 SDSU classes													
	Public meetings													
6 Reuse Planning	3 SDSU classes													
	Market Study													

Task 4 - Remedial Planning includes 1) participation of 6 Sage Project classes (2/yr) to conduct remedial planning work and 2) preparation and completion of Analysis of Brownfields Cleanup Alternatives (ABCA) reports for the 8 Phase II sites. The work will be informed by community engagement activities (Task 5). **Task Lead/Roles:** The PM will coordinate participation of 6 Sage courses to conduct remedial planning, to include liaising with instructors, managing flow of information and data, and ensuring timely delivery of reports from each class. The DI and Co-DI will work with the Contractor and BAC to complete and review ABCAs.

Task 5 - Community Engagement will include 1) participation of 9 Sage Project classes (3/yr) to plan, develop, and implement community outreach and engagement activities and materials (agendas, flyers, fact sheets, digital announcements); 2) quarterly BAC meetings; 3) quarterly City-hosted community breakfasts; 4) annual community outreach meetings hosted by ARTS and NCCF, respectively; 5) meetings with property owners, as appropriate; and 6) creation and

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regular updating of the Project webpage. Section 2.b provides added details on planned community engagement activities and COVID-19-related accommodations. **Task Lead/Roles:** The PM will coordinate participation of 9 Sage courses to conduct community engagement work, to include liaising with instructors, managing flow of information and data, arranging site visits, community meetings, COVID-19 safety protocols, managing flow of information and data, and ensuring timely delivery of class reports. The DI and Co-DI will coordinate with the BAC, ARTS, and NCCF for review of planned activities and materials, and scheduling of meetings and activities. The DI, Co-DI, PM, BAC, and Sage classes will participate in all community meetings.

Task 6 - Reuse Planning includes 1) participation of 3 Sage Project classes (one in Year 2, two in Year 3) to conduct reuse planning work and 2) preparation of a Market Study prioritized by the BAC and informed by community input from Task 5. **Task Lead/Roles:** The PM will coordinate participation of 3 Sage courses to conduct reuse planning, to include liaising with instructors, managing flow of information and data, and ensuring timely delivery of reports from each class. The DI and Co-DI will work with the Contractor and BAC to complete the Market Study.

3.b. Cost Estimates. Table 4 is a summary of the budget requested. Note that no equipment funds are requested. Personnel costs (\$215,678) are similar to Contractual costs (\$217,000) because they include student involvement, whose work will offset some costs typically assigned to a contractor. Personnel hourly rates are based on SDSU staff current salary rates: DI @ \$74/hr, Co-DI @ \$50/hr, PM @ \$24/hr, and Students @ \$18/hr. Fringe rates (\$82,252) are based on California State University guidelines and dependent on employee classification: for the DI and Co-DI, 57.4% during the academic year (9mos) and 25% during the summer (3mos); 25% for the PM; and 15% for students. Indirect costs are \$28,570, at 5% of total direct costs.

Table 4. Budget Summary

Budget Categories		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Totals
		Management & Reporting	Inventory & Site Selection	Ph I & Ph II Assessments	Remedial Planning	Community Engagement	Reuse Planning	
Direct Costs	Personnel	\$11,039	\$11,113	\$74,579	\$33,779	\$62,339	\$22,829	\$215,678
	Fringe	\$5,000	\$3,281	\$28,284	\$12,547	\$24,275	\$8,865	\$82,252
	Travel	\$10,000	\$1,000	\$6,500	\$0	\$4,500	\$1,000	\$23,000
	Supplies	\$0	\$900	\$5,400	\$0	\$7,850	\$1,350	\$15,500
	Contractual	\$0	\$0	\$180,000	\$22,000	\$0	\$15,000	\$217,000
	Other	\$0	\$0	\$0	\$0	\$18,000	\$0	\$18,000
Total Directs		\$26,039	\$16,294	\$294,763	\$68,326	\$116,964	\$49,044	\$571,430
Total Indirects		\$1,302	\$815	\$14,737	\$3,416	\$5,848	\$2,452	\$28,570
Total Budget		\$27,341	\$17,108	\$309,500	\$71,742	\$122,813	\$51,496	\$600,000

Cost Estimates per Task, budget category, and associated Project Outputs are provided below.

Task 1: Project Management & Reporting (\$27,341)

Personnel: \$11,039 for 120hrs by DI, Co-DI, 150hrs by PM to complete QPR, DBE, MBE, WBE, ACRES, Final reporting activities

Travel: \$10,000 for 2 SDSU, 2 City staff to attend 2 Brownfields Conferences (\$1,250/person/yr)

Task 2: Inventory & Site Selection (\$17,108)

Personnel: \$11,113 for 55hrs by DI, Co-DI, 211hrs by PM, 150hrs by 2 Students to coordinate 2 Sage classes to create inventory, inventory report, site prioritization memo

Travel: \$1,000 for local travel (transit passes) for students to visit sites for inventory

Supplies: \$900 for personal protective equipment (PPE) for site visits, per COVID-19 guidelines (2 classes x 30 students each @ \$15ea)

Task 3: Ph I & Ph II Assessments (\$309,500)

Personnel: \$74,579 for 195hrs for DI to liaise with City, Contractor; 375hrs for Co-PI to evaluate

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preliminary PhI ESA work; 1050hrs for PM to coordinate 12 Sage Project courses; 900hrs by 12 Students from participating Sage courses to do preliminary PhI ESA

Contractual: \$156,000 for Consultant to oversee Co-DI, Student work for 24 PhI analyses (@ \$4,000 ea), conduct 8 PhI ESAs (@ \$7,500 ea), complete QAPP, SAP, HASP reports; \$24,000 for DTSC Consultant (@ \$8,000/yr) for regulatory oversight of ESAs

Travel: \$6,500 for local travel (transit passes) by students to visit PhI ESA sites

Supplies: \$5,400 for COVID-related PPE for student site visits (12 classes x 30 students @ \$15ea)

Task 4: Remedial Planning (\$71,742)

Personnel: \$33,779 for 240hrs for DI, Co-DI to coordinate with City, Contractor on 8 ABCA reports; 450hrs for PM to coordinate 6 Sage Project courses; 450hrs for 6 Students to create preliminary ABCA reports

Contractual: \$22,000 for Contractor to review student work and oversee the 8 reports (@ \$2,000/ABCA report) and DTSC to review ABCA reports (@ \$2,000/yr)

Task 5: Community Engagement (\$122,813)

Personnel: \$62,339 for 445hrs for DI, Co-DI to liaise between SDSU, City, Project Partners on community engagement activities, attend BAC meetings, and create CEP; 900hrs for PM to coordinate 9 Sage Project courses; 675hrs for 9 Students as course leads for community engagement activities and materials creation (e.g., flyers, fact sheets, agendas)

Travel: \$4,500 for local travel (transit passes) by students to attend community meetings

Supplies: \$7,850 for COVID-related PPE for student site visits (\$4,050; 9 classes x 30 students @ \$15ea), and printing of flyers, announcements, and agendas (\$3,800).

Other: \$18,000 for Subawards to ARTS and NCCF (@ \$9,000 each) to host 3 meetings each

Task 6: Reuse Planning (\$51,496)

Personnel: \$22,829 for 150hrs for DI, Co-DI to liaise with City, Contractor on Market Study; 400hrs for PM to coordinate 3 Sage Project courses; 225hrs for 3 Students to do preliminary Market Study

Travel: \$1,000 for local travel (transit passes) by students to prioritized sites

Supplies: \$1,350 for COVID-related PPE for student site visits (3 classes x 30 students @ \$15ea)

Contractual: \$15,000 for the Contractor to oversee student work and finalize Market Study

3c. Measuring Environmental Results. At the start of the Project, the DI and Co-DI will create a Project Tracking Table to track and measure progress according to the Project Schedule (*Table 3*). The Tracking Table, to be included in QPRs, will allow us to quantitatively track progress toward completion of each Output for each Task, and identify and develop solutions for barriers to timely completion of Tasks. We will also track standard reporting outcomes (e.g., ACRES) including leveraged funds, land made available for reuse, and number of jobs created. The BAC will also identify the best means to track and measure progress towards guiding principles derived from the City's General Plan: 1) smart growth, 2) quality of life, 3) health and safety, 4) education, and 5) economic development.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.i and ii. Organizational Structure and Description of Key Staff. SDSU will be the grantee and administrator and will execute the Cooperative Agreement with the EPA and ensure compliance with it and address all financial requirements of the grant. The **Brownfields Advisory Committee (BAC)** will be the decision-making entity during the Project period and will be formed with representatives from the Coalition (SDSU, the City, and DTSC), and Project Partners. The role of the BAC and the processes for fund expenditures and site prioritization will be delineated in a Memorandum of Agreement, which will be executed prior to expenditure of any funds from the grant. The BAC will meet quarterly (12 times total) to discuss Project progress on Tasks, activities, and outputs, and will attend all planned community meetings (Section 3.a). All BAC members will have an active role in decision-making as regards site prioritization and selection, fund allocation for each site, and site remediation and reuse planning. **Jessica Barlow** will serve as **Director (DI)** and primary point of contact for the Project. Barlow is a Professor at SDSU and is Executive Director of the SDSU Center for Regional Sustainability. Barlow is founder

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and director of the Sage Project, which partners with local governments and community organizations in the San Diego-Tijuana region via replication of the EPIC Model. She is Vice President of the EPIC Network, leading efforts to grow the network internationally through collaboration with international agencies. **Madison Swayne** will serve as **Co-Director (Co-DI)** and will lead oversight of technical aspects of the Project associated with site inventory, Phase I and II ESAs, reporting efforts, and remedial and reuse planning. Swayne is an Assistant Professor of City Planning at SDSU with a research focus on environmental justice, land use, and urban development. Prior to this, she worked in environmental consulting in Southern California, which included Phase I and II ESAs for remediation and redevelopment of contaminated sites. Her site investigation experience has included air, soil, and soil gas sampling, groundwater and surface water sampling, and general site reconnaissance. **Kristofer Patrón-Soberano** is the **Sage Project Program Manager (PM)** and will serve in that capacity for the proposed Project to coordinate the participating SDSU Sage Project classes and assist with Project administrative activities. Patrón has a master's degree in environmental management related to economic valuation of natural resources and binational collaboration and US-Mexico governance. Prior to working at SDSU, he was the deputy director of the City of Tijuana Environmental Protection Agency.

4.b.iii. Acquiring Additional Resources. The SDSU Research Foundation has 148 central support staff and over 2,000 grant and contract project employees to provide cradle-to-grave grant services, including payroll, contractual, and purchasing. The Research Foundation administers over 1,200 contracts and grants yearly, including managing subcontracts with many organizations, and is well qualified to administer the proposed Project and associated subaward and contractual obligations. The Research Foundation will coordinate with the Coalition to solicit contractual services in accordance with federal procurement requirements, per 2 CFR 200.317-326.

4.c.ii. Past Performance and Accomplishments: *Has Not Received an EPA Brownfields Grant but has Received other Federal or Non-Federal Assistance Agreements.*

1) Purpose and Accomplishments: Financial and outcomes reporting is current for the following recent grants:

- **CA Strategic Growth Council (SGC) (Year: 2018; Amount: \$1,790,000):** This 3-year project targets development of an integrated land use and planning framework to identify how connected landscapes can support adaptation and resilience to climate change in southern California's ecosystems and local communities while meeting State objectives on wildfire risk mitigation, water sustainability, and biodiversity protection.
- **TRDRP Grant (Year: 2018; Amount: \$1,119,720):** This 3-year study tests simple devices being developed by the Thirdhand Smoke Consortium members for measuring thirdhand smoke contamination on surfaces, in air, and on persons. Following this measurement, commercial companies will apply a cleaning and remediation protocol developed by the THS Consortium to the homes. Our results will be immediately useful to concerned residents, landlords, realtors, tobacco control advocates, and others. SDSU Research Foundation has held successive contracts with the TRDRP working towards the vision of a tobacco-free California.
- **NSF, CNS Grant (Year: 2020, Amount: \$149,999):** The goal of this 1-year project is to form a task force of researchers and community and industry partners (skilled workers, members of management teams, industrial and community representatives, human resource representatives and policy makers) to develop a set of computer technologies and tools to accurately capture and retain the critical experiences and non-conventional knowledge and effectively transfer that knowledge to the new workforce, and develop a set of policies, protocols, and processes to alleviate and/or even prevent future workforce aging crisis.

2) Compliance with Grant Requirements: The Research Foundation is on schedule to exhaust all grant funds awarded and has complied with all financial and outcomes reporting requirements in a timely and acceptable manner. The Research Foundation has met all workplans, schedules, and terms and conditions of these grants. From account set-up to close-out and final audit, Research Foundation staff ensure compliance with federal, state, CSU and SDSU regulations and that monies are spent appropriately to achieve sponsor objectives on schedule.

THRESHOLD CRITERIA RESPONSE
Assessment Coalition Proposal - San Diego State University Research Foundation (FY2021)

1. APPLICANT ELIGIBILITY

- a. **Lead applicant.** **San Diego State University (SDSU) Research Foundation** is the lead applicant on the assessment coalition grant application. SDSU Research Foundation is a “nonprofit organization described in section 501(c)(3) of the Internal Revenue Code,” and is thus eligible to obtain funds from the EPA Brownfields Grant Program. As lead applicant, the Research Foundation will administer the grant, if awarded.
Documentation of their status is provided as an attachment to the grant application.
- b. **Coalition members.** The **City of National City** (the City) and the **State of California Department of Toxic Substances Control (DTSC)** are also members of the coalition.
Please refer to the attached letters from these two members confirming their commitment to serve as coalition members on this assessment grant.
 - i. The City of National City is a “general purpose unit of local government,” as defined by the EPA Brownfields Grant Program under 2 CFR § 200.64.
 - ii. The Department of Toxic Substances Control is a department of the State of California and serves as one of the lead regulatory agencies for the State.

2. COMMUNITY INVOLVEMENT

Community outreach and engagement is a critical component of the Project, and our Coalition’s approach for informing and involving the community and other stakeholders in Project activities will be comprehensive, with a wide range of activities and opportunities for engagement.

- Our approach will add interdisciplinarity and capacity by engaging hundreds of SDSU students through the SDSU Sage Project, a replication of the internationally-recognized Educational Partnerships for Innovation in Communities (EPIC) Model of campus-community partnership. Sage leverages existing university resources by connecting SDSU faculty and their courses from across campus to community projects. Through coursework, participating students work on high-priority projects proposed by the community partner while also meeting their student learning outcomes and engaging in project-based learning that better prepares them to enter the local workforce. Sage has partnered with the City of National City on numerous projects since 2013, collectively bringing nearly 2,000 students from 30 different disciplines together to dedicate tens of thousands of hours of effort toward community-prioritized projects to improve quality of life in National City.
- We will build upon these strong ties between SDSU, the City, DTSC, the community, and our Project Partners. A representative from each Project Partner will serve on our Brownfields Advisory Committee (BAC) and will be part of the community engagement planning process. In addition, each BAC member will have an active role in the decision-making as relates to site selection and cleanup and reuse planning of the prioritized sites.
- Using the EPIC Model, Sage will engage university faculty and students from up to 10 courses per year (each enrolling 30 students each, on average) from diverse disciplines (e.g., city planning, geography, environmental engineering, public health, public administration, art and design, social work, and communications) to participate in the Project, starting in Fall 2021. They will work with Key Staff and the BAC, professional consultants, Project Partners, and community members to assist all aspects of the Project. Through the Sage Project, SDSU graduate and undergraduate students, more half of whom are local to the San Diego region, will assist with site inventories, assessments, remedial and reuse planning, and community outreach. Thus, student participation on these projects will be one form of community engagement.

- In addition to that, the participating classes will also assist with planning, organizing, and leading community engagement activities, associated with Task 5. Three classes per year (9 classes total) will participate to conduct research in the National City community; create meeting agendas, flyers, press releases, digital content, and presentations; and assist with the organization and implementation of community meetings. The community meetings will include quarterly community breakfasts hosted by the City, and 6 community meetings hosted by two of our Project Partners. All meetings will be open to the public and the entire National City community will be invited to participate, and will be attended by the BAC. The meetings will be held in accessible and likely outdoor locations in different National City neighborhoods, and will comply with the local health orders related to in-person gatherings due to the COVID-19 pandemic. If in-person and/or outdoor gatherings are not possible due to such restrictions, virtual meetings will be held through a variety of different digital platforms (Zoom, Facebook, YouTube). In addition, content will be made to the community and will be shared widely and regularly through social media (YouTube, Facebook, Twitter, NextDoor, Instagram), quarterly newsletters, on City and SDSU websites, and US Mail.
- At the start of Year 1, the Coalition will work with the BAC, Key Staff, and Project Partners to create a Community Engagement Plan (CEP) for the BAC quarterly meetings, community breakfasts hosted by the City, and annual meetings hosted by Project Partners. The CEP will include a plan for creating announcements for planned meetings and sharing of educational materials related to the Project and associated community goals for the prioritized sites. At all such meetings, educational materials and presentations will focus on the importance of brownfields remediation, and community meetings will solicit input from residents about goals for reuse of prioritized sites to undergo environmental site assessments. Community members will have the opportunity to be kept informed about Project progress and provide their informed input on future remedial and reuse planning recommendations and decision-making related to the prioritized sites.
- The solicited community input will be reviewed at each BAC meeting and will be aggregated and shared back to community members through the same channels mentioned above, and will be incorporated into remediation and reuse planning activities and recommendations in order to guide redevelopment of those sites.
- Special accommodations will be provided for those with disabilities and those with limited English proficiency. Approximately 53% of National City residents over the age of 5 years speak Spanish (compared to 25% for the county). As a federally designated Hispanic Serving Institution, SDSU boasts a large population of native Spanish-speaking students who will be able to create materials, resources, and lead community activities in Spanish, as needed.

3. EXPENDITURE OF ASSESSMENT GRANT FUNDS

Not applicable. It is affirmed here that the lead applicant, SDSURF, does not have any active or previous EPA Brownfields Assessment Grants.

ATTACHMENTS TO THRESHOLD CRITERIA RESPONSE:

- Documentation of Eligibility: San Diego State University Research Foundation
- Letter of Commitment from the City of National City, California
- Letter of Commitment and Authorization from the California Department of Toxic Substances Control

Internal Revenue Service
P.O. Box 2508
Cincinnati, OH 45201

Department of the Treasury

Date: November 19, 2012

Employer Identification Number:
95-6042721

San Diego State University Foundation
5250 Campanile Dr., MC 1947
San Diego, CA 92182-1947

Person to Contact - ID Number:
Joseph J Laux - 31-08196
Contact Telephone Number:
877-829-5500 Toll-Free

Dear Sir or Madam:

In your letter dated December 14, 2011, you requested classification as a public charity described in section 509(a)(3) of the Internal Revenue Code.

In our letter dated May 1944, we determined that you were exempt under section 501(c)(3) of the Code. We further determined that you were not a private foundation, and you were classified as a public charity described in section 509(a)(2) of the Code.

Based on information you provided, we have determined that you meet the requirements for classification as a public charity described in section 509(a)(3) of the Code. Accordingly, this letter modifies our letter of February 1944, and we have modified your public charity status in our records as you have requested. Your continued classification as a functionally integrated supporting organization will depend on your meeting the requirements of new final guidance

Specifically, we have determined that you are a Type III supporting organization under section 509(a)(3). A Type I is operated, supervised, or controlled by, a Type II is supervised or controlled in connection with, and a Type III is operated in connection with one or more publicly supported organizations.

Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Grantors and contributors may generally rely on this determination of your foundation status unless the Internal Revenue Service publishes notice that you are no longer recognized as tax exempt or classified as a public charity in the Internal Revenue Bulletin. However, if a grantor or contributor takes any action, or fails to take any action, which causes you to lose your exempt status or causes you to be reclassified as a private foundation, that party cannot rely on this determination. Furthermore, a contributor or grantor who knows that the Internal Revenue Service has notified your organization of any change in your exempt status or foundation status cannot rely on this determination.

San Diego State University Foundation
95-6042721

We have sent a copy of this letter to your representative as indicated in Form 2848, Power of Attorney and Declaration of Representative.

Because this letter could help resolve any questions about your exempt status and/or foundation status, you should keep it with your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely,

A handwritten signature in cursive script that reads "Holly O. Paz". The signature is written in dark ink and is positioned above the typed name and title.

Holly Paz
Director, Exempt Organizations
Rulings and Agreements



October 13, 2020

Jessica Barlow, PhD
Executive Director, Center of Regional Sustainability
5500 Campanile Drive
San Diego, CA 92182

RE: Assessment of Historical Dry-Cleaning and Other High-Priority Sites in and Around the City of National

Dear Dr. Barlow:

This letter confirms the **City of National City's** commitment to participating as an active member of a "brownfields assessment coalition" being formed by the San Diego State University Center for Regional Sustainability (SDSU; lead applicant) and the California State Department of Toxic Substances Control (DTSC) to conduct Phase I and Phase II community-wide environmental assessments of potential or known brownfield sites within and around the City of National City, California, to carry out remediation and redevelopment planning activities for those sites. The City acknowledges that SDSU on behalf of the Coalition, is submitting an application to the United States Environmental Protection Agency (USEPA) for a Fiscal Year 2021 (FY2021) Brownfields Coalition Assessment Grant. We understand that \$600,000 in funding is being requested that will be used to conduct inventories of brownfield sites, to perform outreach activities to residents and stakeholders in these areas, to complete Phase I and II environmental site assessments, and to perform remedial and reuse planning for priority brownfield sites.

The grant, if awarded, will provide an exceptional opportunity to leverage development within National City's Opportunity Zones. A particular focus of this project is to identify and prioritize sites with suspected vapor intrusion issues and chemical solvent contamination in the area, particularly those located within federally-designated Qualified Opportunity Zones, including 5 priority sites within the National City community, over which the City has jurisdiction, and which are important to the community's livability, quality of life, and economic development goals. The City has already identified five high priority sites within the community for redevelopment, and these will be of primary focus for this collaboration. The city acknowledges that without these grant funds it would not have the means to assess or remediate said sites. SDSU and the City have a long history of working together and have been successful in developing and carrying out visions that address a range of issue from air quality to solar cells.

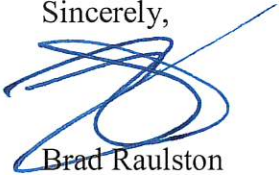
We understand that SDSU will serve as the lead member of the Coalition and will have primary responsibility for administering the grant and managing the project. We further understand that prior to expenditure of any grant funds, a Memorandum of Agreement will be executed between all coalition members documenting the coalition's site selection process, identifying

Office of the City Manager
1243 National City Boulevard, National City, CA 91950-4397
619-336-4240 Fax: 619-336-4327 www.nationalcityca.gov

and establishing relationships necessary to achieve project goals, detailing the process for successful execution of the grant, the distribution of funds, and mechanisms for implementing the assessment work. We understand that many of these details are described in the grant application to be submitted with this letter.

Should you have any questions please feel free to contact me at (619.336.4256) or <Braulston@nationalcityca.gov>.

Sincerely,

A handwritten signature in blue ink, appearing to be "BR", with a long horizontal stroke extending to the right.

Brad Raulston
City Manager

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/26/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

SAN DIEGO STATE UNIVERSITY FOUNDATION

* b. Employer/Taxpayer Identification Number (EIN/TIN):

956042721

* c. Organizational DUNS:

0733713460000

d. Address:

* Street1:

5250 Campanile Drive

Street2:

* City:

San Diego

County/Parish:

San Diego

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

92182-1931

e. Organizational Unit:

Department Name:

Office of the Vice President A

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Jennie

Middle Name:

* Last Name:

Amison

Suffix:

Title:

Director, SRD

Organizational Affiliation:

SAN DIEGO STATE UNIVERSITY FOUNDATION

* Telephone Number:

619.594.4478

Fax Number:

619.594.4950

* Email:

awards@foundation.sdsu.edu

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Coalition Assessment Grant: National City, CA

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: